

CITY CENTRE OFFICES TO LET



Suite 2, 1-3 Bull Ring, Wakefield, WF1 1HB



- 1,053 Sq Ft (97.82 Sq M)
- Passenger lift
- Remote door intercom
- Spacious open plan space
- Kitchen facilities
- Reception/private office
- Gas central heating
- Air conditioning

DESCRIPTION

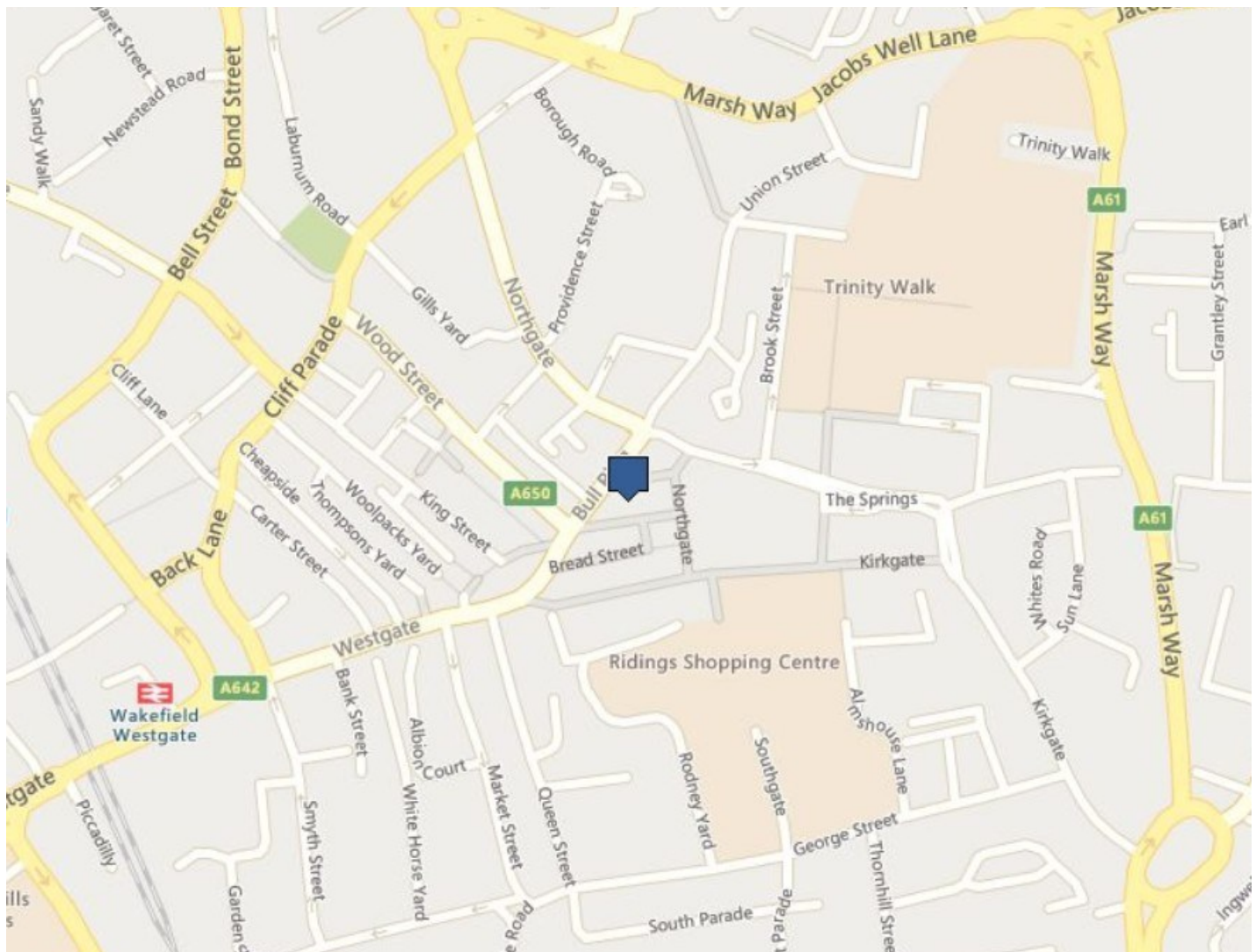
The accommodation comprises a predominantly open plan office with kitchen, reception area and private office at second floor within this modern city centre property. Internally the accommodation benefits from air conditioning, gas central heating, security alarm system and double glazed windows to two elevations.

The property entrance has a remote door intercom and level access to the passenger lift.

LOCATION

1-3 Bull Ring is very centrally positioned in the city centre, being situated on the main pedestrian precinct which forms the Bull Ring along with its public seating and water fountain. The Wakefield Cathedral is directly opposite and other local occupiers include Costa Coffee, Tsb Bank, Paddy Power, Yorkshire Bank, Robatary Restaurant and Boots Opticians.

Wakefield is well situated within a short drive of both the M1 and M62 motorways giving excellent access to the whole road network as well as 2 railway stations offering an intercity service with travel times to London of just under 2 hours.



ACCOMODATION

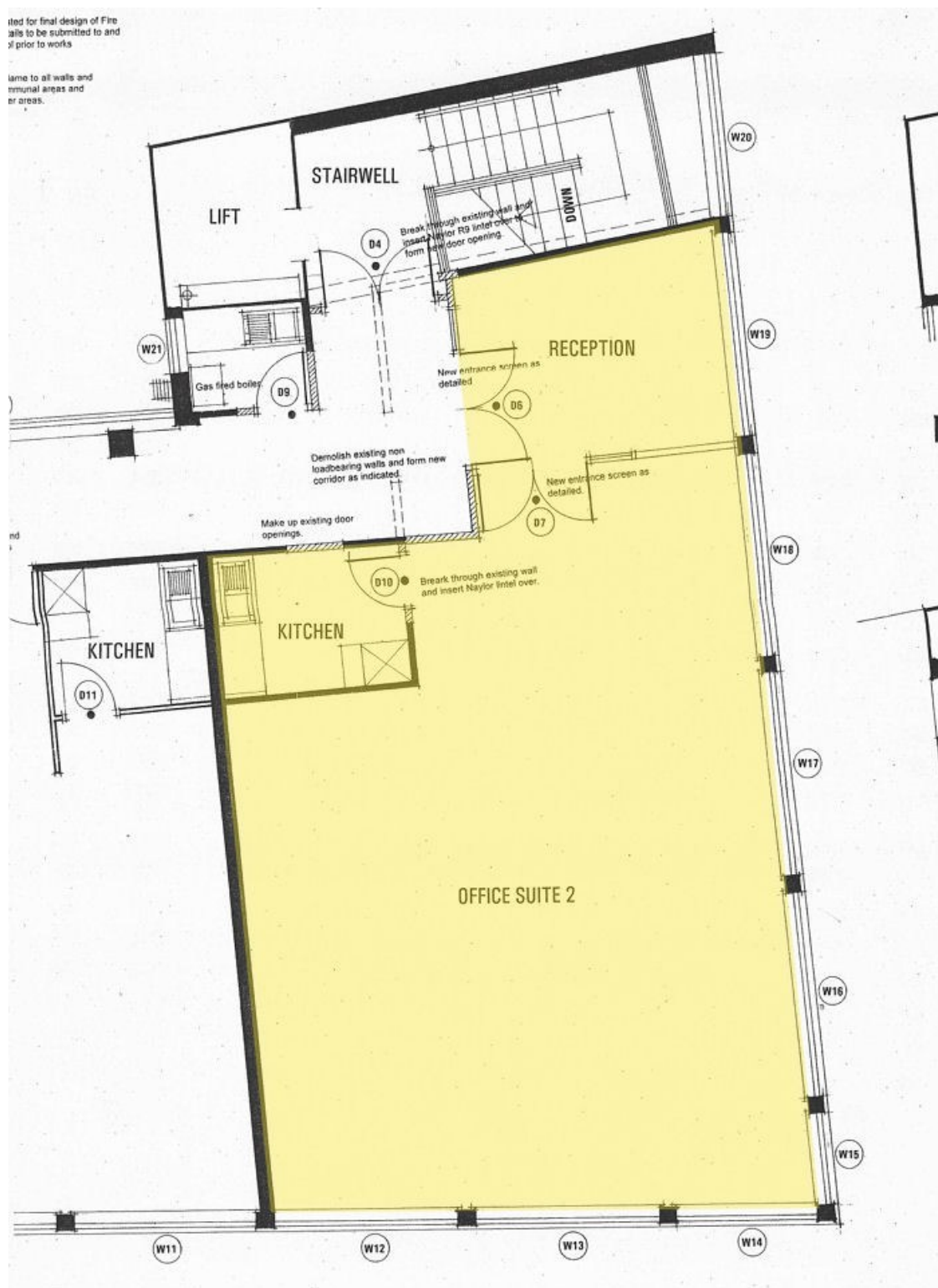
Open plan office- 26ft 2in x 35ft 10in (max) = 867 Sq Ft

Kitchen - 9ft 2in x 6ft 8in = 61 Sq Ft

Reception - 6ft x 9ft 7in = 57 Sq Ft

Office- 6ft 11in x 9ft 10in = 68 Sq Ft

Total net internal area- 1,053 Sq Ft (97.82 Sq M)



SUMMARY

RENT	£12,250 per annum
LEASE	Full Repairing and Insuring basis.
SERVICE CHARGE	Approximately £5,500.00 per annum. This figure is subject to change.
BUILDINGS INSURANCE:	Approximately. £660.00 per annum. This figure is subject to change.
RENTAL BOND:	Equivalent of 3 months rent
RATEABLE VALUE	£8,300
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-123

VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created July 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.